

Minnesota's Shovel Ready Program

MONTICELLO BUSINESS CENTER – MONTICELLO, MN

A Certified Development Site – *Ready for your next project!*

Property Information:

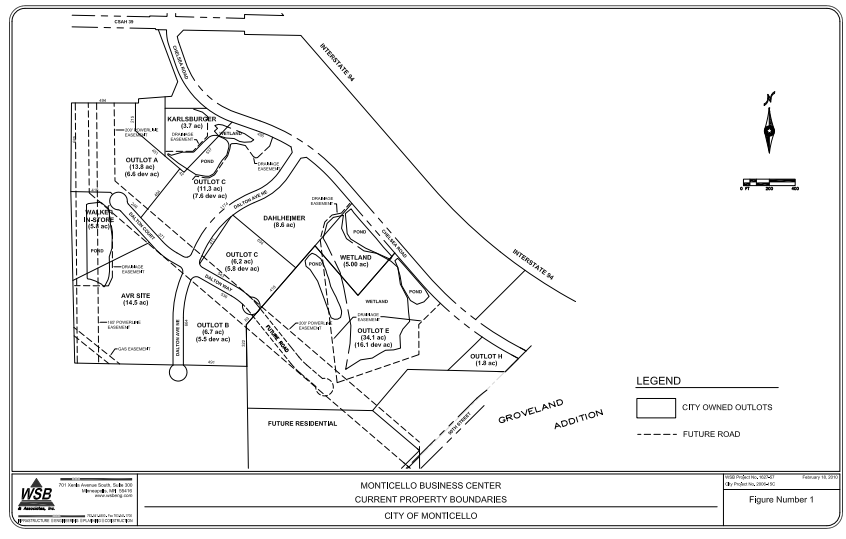
- 50 acres – subdivided to meet your needs
- Access to I-94 and TH25
- Regional ponding
- Utilities provided by Excel Energy and Centerpoint Energy
- Fiber optics (redundant service lines available)
- TIF incentives offered based on qualified project
- City sewer and water

Zoning:

- I-1 Light Industrial

Traffic Counts:

- Hwy 25 - 27,500 vehicles per day
- I-94 - 56,000 vehicles per day



For more information on the Monticello, Shovel Ready Site, contact:

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Why Minnesota?

10 GOOD REASONS

Proven Partners

Minneapolis-St. Paul ranks first among the largest metropolitan areas nationwide in the number of Fortune 500 headquarters.

Minnesota ranks fifth in the 2010 Camelot Index, based on the economy, health, education, crime, society and government.

The Minneapolis-St. Paul metropolitan area is home to U.S. Bancorp and the Ninth District of the Federal Reserve System, ranking fifth nationwide as a financial hub, according to the Wall Street Journal Digital Network.

Enviably Business Climate

Minnesota has the 11th-lowest tax burden in the nation.

Minnesota ranked 14th nationwide for new corporate facilities and expansions (314) between 2007 and 2009, according to Site Selection magazine.

Tireless Work Ethic

Forbes ranks Minneapolis-St. Paul as the best city for working moms and the third-best city for young professionals.

Minnesota has the fifth-highest labor force participation rate in the nation at 71.9 percent.

A+ Education

Minnesota ranks second nationwide in the percentage of people (ages 25 and older) who have a high school diploma or equivalent (91.6 percent), and 11th in the share of people with bachelor's degrees (31.5 percent).

Minneapolis (third) and St. Paul (seventh) are among the most literate cities in the country, according to rankings by Central Connecticut State University.

Matchless Innovation

Minneapolis-St. Paul is the sixth-most inventive city, according to Bloomberg Businessweek, based on innovative giants like Medtronic and 3M that employ thousands of scientists.

More than 76 percent of Minnesotans use the Internet, ranking fourth in the nation and first in the 12-state Midwest region.

Minnesota is a leader in bioscience, ranking third in bioscience-related patents (per 1 million residents) and fourth nationwide in bioscience occupational employment (per 1 million residents), according to the Battelle/BIO State Bioscience Initiatives 2010 Report.

Positively Magnetic

Minnesota ranks first in Fortune 500 companies per capita among states, and seventh nationwide in the number of Fortune 500 companies (21).

Minnesota ranks ninth nationwide among Forbes largest private companies and fifth for private companies per capita.

Rock Solid Foundation

The Minneapolis-St. Paul International Airport (MSP) ranks second in customer satisfaction among large airports in the country (30 million passengers or more annually).

Minnesota ranks seventh nationwide in wind energy production, according to the American Wind Energy Association.

Minneapolis is noted for its extensive broadband covering 95 percent of the city.

Growing Global

Several Minnesota companies are on the Forbes Global 2000 list, representing a vibrant and diverse economy: UnitedHealth Group, U.S. Bancorp, Target, 3M, Medtronic, Best Buy, General Mills, Mosaic, Xcel Energy, Supervalu, Ameriprise Financial, Ecolab, St. Jude Medical, Hormel Foods, Fastenal Co. and Alliant Techsystems.

World Class Support Services

Minnesota firms received \$255 million in venture capital investment in 2009, ranking first in the 12-state Midwest region.

The U.S. Small Business Administration Office in Minneapolis ranked second nationwide in the number of loans approved (2,134) for 2010.

Living the Good Life

Eden Prairie, Minn., is the best place to live in the United States, according to 2010 CNN rankings. Four other Minnesota cities are also highly ranked: Apple Valley (20th), Eagan (15th), Woodbury (13th) and Plymouth (11th).

Minneapolis-St. Paul ranks third in quality of life among large U.S. metropolitan areas, according to Portfolio.com.

The Annie E. Casey Foundation ranked Minnesota as the second-best place for children in the country, based on 10 indicators that reflect child well-being.



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